

Offering Memorandum

2118 Carolina Place
Fort Mill, SC 29715



Executive Summary

Real Broker, LLC presents 2118 Carolina Place, a 7,192 sq ft office/warehouse facility located on 1.75 acres in Fort Mill, SC. The property features finished office space, warehouse functionality, a dock-high loading door, three drive-in doors, and extensive parking. The roof was replaced in 2023, and HVAC systems are approximately 7 years old.

Investment Highlights

- 7,192 sq ft total (per certified measurement)
- 2,443 sq ft office
- 3,320 sq ft warehouse
- 1,431 sq ft upstairs storage
- Three drive-in doors and one dock door
- 1.75-acre parcel
- Roof replaced 2023
- HVAC approx. 7 years old
- Zoning: UD

Financial Overview

Asking Price: \$1,500,000
2025 Property Taxes: \$6,120.79
Estimated Utilities: ~\$400/month

Property Overview

The building features a well-balanced mix of office and warehouse use. Office areas include reception, private offices, a meeting room, lounge, restrooms, storage, and a server room. Warehouse space includes high ceilings and flexible operational layout. Upstairs storage adds further utility to the property.

Property Photos









Floor Plans

Carolina MeasurePro
Measuring the Carolinas

Project 3027 - 2118
Carolina Place Dr

SUBMITTED BY
Alex Williams
alex.cmpclt@gmail.com
3369773672

CREATED ON
2025-12-01

LOCATION
2118 Carolina Place
29708 Fort Mill
NC

DETAILS
Floors: 2
Rooms: 17

Carolina MeasurePro
168 Oakbrook Dr
27006 Advance
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0' 2' 4' 6' 8' 10'
1:100

▼ 1st Floor

ROOMS: 14



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Carolina Place Dr**

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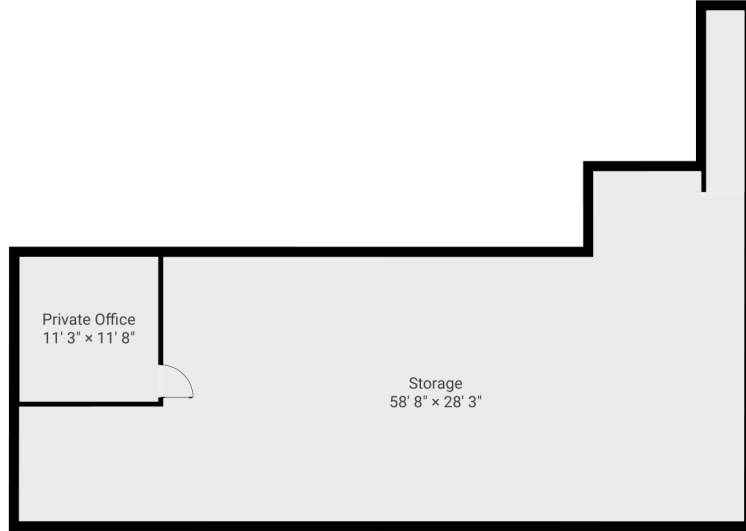
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Contact Information

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